



ZONING ADMINISTRATOR NOTICE OF DECISION

Date: March 14, 2011
Applicant: Costco Wholesale, Inc.
Case No.: DRC-11-01
Address: 895 E "H" Street
Project Planner: Caroline Young

Notice is hereby given that on March 14, 2011, the Zoning Administrator considered Design Review (DRC) application DRC-11-01, filed by Costco Wholesale, Inc. ("Applicant"). The Applicant requests Design Review approval to construct an outdoor food service area and an addition to the building for a new dairy cooler. The Project is located at 895 E "H" Street ("Project Site") and is owned by Costco Wholesale Corporation ("Property Owner"). The Project Site is zoned Rancho Del Rey Planned Community (PC), with a General Plan designation of Commercial Retail (CR). The Project is more specifically described as follows:

The Project consists of the construction of a 1,332 square-foot outdoor food service area and a 1,656 square-foot addition to the building for a new dairy cooler to expand the supply of dairy products sold within the store. The existing food service area is currently located within the building and will be relocated outdoors to improve customer access. The expansion of a new dairy cooler located east of the new food service area will improve sales of dairy products. Both additions are located on the southern portion of the building and will incorporate the same design features, colors, and materials as the existing building. A total of five parking spaces will be removed as a result of the additions, while still maintaining the minimum required parking for the site.

The Environmental Review Coordinator has reviewed the proposed project for compliance with the California Environmental Quality Act and has determined that the proposed project qualifies for a categorical exemption pursuant to Section 15301, Class 1(e)(2), existing facilities of the State CEQA Guidelines. Thus no further environmental review is necessary.

The proposed project is consistent with the development regulations and design guidelines of the Rancho Del Rey Sectional Planning Area (SPA), and Landscape Manual. The Zoning Administrator, under the provisions of Section 19.14.582.G of the Chula Vista Municipal Code (CVMC), has conditionally approved the project subject to the following conditions:

- I. The following shall be accomplished to the satisfaction of the Development Services Director, prior to issuance of building permits, unless otherwise specified:

Development Services Department:

1. The Applicant/Representative and Property Owner shall execute this document by making a true copy and signing both this original Notice of Decision and the copy on the lines provided below, said execution indicating that the Applicant/Representative and Property Owner have each read, understood and agreed to the conditions contained herein, and will implement same. Upon execution, the true copy with original signatures shall be returned to the Development Services Department. Failure to return the signed true copy of this document within 30 Days of the effective date herein shall indicate the Applicant/Representative and Property Owner's desire that the project, and corresponding application for building/grading permits and/or business license, be held in abeyance without approval.

Signature of Applicant/Authorized Representative

Date

Signature of Property Owner/representative

Date

2. A graffiti resistant treatment shall be specified for all wall and building surfaces, and noted on any building and wall plans. Additionally, the project shall conform to CVMC Section 9 20.055 regarding graffiti control. The applicant shall remove all graffiti on a regular basis.
3. All roof appurtenances, including air conditioners and other roof mounted equipment and/or projections, shall be shielded from view and the sound buffered from adjacent properties and streets as required by the Development Services Director. Such screening shall be architecturally integrated with the building design and constructed to the satisfaction of the Development Services Director.
4. The colors and materials specified on the building plans must be consistent with the colors and materials shown on the site plan and materials board available in the Planning Division and date stamped January 6, 2011.
5. The Applicant shall obtain approval of a sign permit, if applicable, for each new sign by the Development Services Department. Signs shall comply with all applicable requirements of the CVMC.
6. All exterior lighting shall include shielding to remove any glare from adjacent residents. Details for said lighting shall be included in the architectural plans and shall be reviewed and approved to the satisfaction of the Director of Development Services, prior to the issuance of the building permit.

Fire Department

7. Deferred submittal will be required for any modifications to the automatic sprinkler system and fire alarm system. Plans shall be submitted to the Fire Department for approval prior to any modifications to the system.
8. The Project shall comply with California Fire Code Chapter 14, "Fire Safety During Construction and Demolition".
9. Commercial cooking equipment that produces grease laden vapors shall be provided with a Type I hood and an automatic fire extinguisher system that is listed and labeled for its intended use.
10. The Applicant shall provide one (1) serviced fire extinguisher, and show the location on the plan. Minimum required is 2:A-10:B:C.

Land Development Division

11. The following fees will be required based on the final Building Plans submitted:
 - Sewer Capacity Fee
 - Traffic Signal Fee
12. The Applicant shall be required to obtain a construction permit from the Development Services Department to perform all work in the City's right-of-way, including:
 - Removal and replacement of any broken curb, gutter or sidewalk as determined by the City Engineer prior to DRC approval.
 - Removal and replacement of any sidewalks, pedestrian ramps, and driveways that do not meet the City of Chula Vista's Design Standards and ADA requirements.
 - Any proposed improvements within the City Of Chula Vista Right of Way.
 - Replacement of vitrified clay pipe laterals with PVC, regardless of its condition, to the satisfaction of the Director of Public Works
 - Street lights as determined by the City Engineer.

Public Works Department

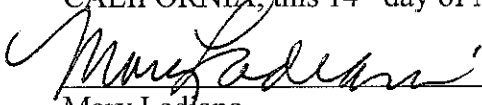
13. The Applicant shall provide a memo to the City (signed and stamped by a registered Civil Engineer demonstrating the net change in flows per City's Subdivision Manual. Additional flows may pay capacity fees per the Master Schedule.
14. The plans shall show the sewer lateral serving the existing Costco building connecting to the existing 10-inch public sewer main.

15. The Applicant shall follow the Public Works Operations recommendation for connecting to existing public main and possible manhole requirements. The existing 10-inch PVC sewer main needs to be labeled as "public".
16. The new grease trap interceptor shall be reviewed and approved by the City's Conservation Coordinator.

II. The following on-going conditions shall apply to the Project as long as it relies upon this approval.

1. The Applicant shall maintain the Project in accordance with the approved plans for DRC-11-01, date stamped on January 6, 2011, which includes a site plan and architectural elevations on file in the Planning Division, the conditions contained herein, and Title 19.
2. Approval of this request shall not waive compliance with all sections of Title 19 of the Municipal Code, and all other applicable City ordinances in effect at the time of building permit issuance.
3. This Design Review Permit shall become void and ineffective if not utilized within three (3) year from the effective date thereof, in accordance with Section 19.14.600 of the Municipal Code.
4. The Property Owner and Applicant shall and do agree to indemnify, protect, defend and hold harmless City, its City Council members, officers, employees and representatives, from and against any and all liabilities, losses, damages, demands, claims and costs, including court costs and attorney's fees (collectively, liabilities) incurred by the City arising, directly or indirectly, from (a) City's approval and issuance of this Design Review Permit and (b) City's approval or issuance of any other permit or action, whether discretionary or non-discretionary, in connection with the use contemplated on the Project Site. The Property Owner and Applicant shall acknowledge their agreement to this provision by executing a copy of this Design Review Permit where indicated below. The Property Owner's and Applicant's compliance with this provision shall be binding on any and all of the Property Owner's and Applicant's successors and assigns.

APPROVED BY ZONING ADMINISTRATOR OF THE CITY OF CHULA VISTA,
CALIFORNIA, this 14th day of March 2011.



Mary Ladiana
Zoning Administrator